

63-2-10 52-348

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63-2-14 52-349

63-2-15 52-343 QUITCLAIM DEED  
Without Covenant  
Corporate Grantor

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63-2-36 57-342

63-2-43 57-3234  
PO 57-342 KNOW ALL PERSONS BY THESE PRESENTS  
19158

NO TRANSFER  
TAX PAID

THAT John Martin Enterprises, a Corporation organized and existing under the laws of the State of Maine and having a place of business at 720 Main Street, South Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations, the receipt and value of which is hereby acknowledged, paid by Martin R. Johnson and J. Peter Martin as Trustees of JPM Waterville Realty Trust, a Maine realty trust with its principal office located at 95 High Street, Portland, County of Cumberland and State of Maine, by Declaration of Trust recorded in the Kennebec County Registry of Deeds, whose mailing address is 95 High Street, Portland, Maine 04101, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said Martin R. Johnson and J. Peter Martin, Trustees of JPM Waterville Realty Trust, their heirs and assigns forever, the real estate described in EXHIBIT A attached hereto and made a part hereof.

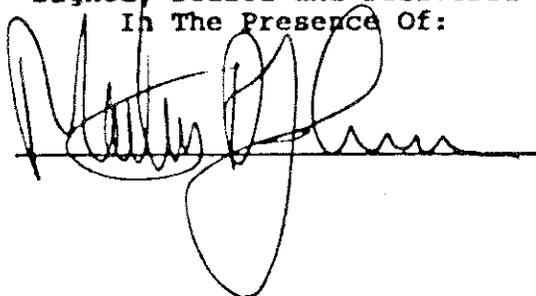
TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Martin R. Johnson and J. Peter Martin, Trustees of JPM Waterville Realty Trust, their heirs and assigns forever.

IN WITNESS WHEREOF, the said John Martin Enterprises has caused this instrument to be sealed with its corporate seal and

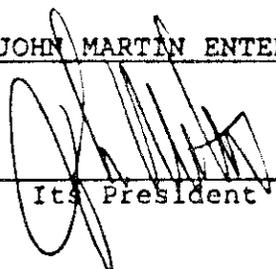
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signed in its corporate name by John P. Martin, its President,  
thereunto duly authorized, this 1st day of March, 1986.

Signed, Sealed and Delivered  
In The Presence Of:



JOHN MARTIN ENTERPRISES

By:   
Its President

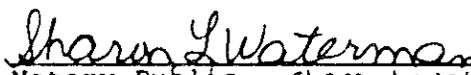


STATE OF  
COUNTY OF CUMBERLAND, ss

March 1, 1986

Then personally appeared the above named John P. Martin,  
President of said Grantor Corporation as aforesaid, and acknowledged  
the foregoing instrument to be his free act and deed in his said  
capacity, and the free act and deed of said corporation.

Before me,

  
Notary Public Sharon L. Waterman  
~~Justice of the Peace~~  
~~Attorney At Law~~

MY COMMISSION EXPIRES  
APRIL 10, 1989



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## EXHIBIT A

The following certain lots or parcels of land situate in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

PARCEL ONE: A certain lot or parcel of land with buildings thereon, situate in said Waterville, bounded and described as follows, to wit:

Bounded on the north by Ash Street; on the east by College Avenue and land of the Maine Central Railroad; on the south by Maple Street; and on the west by the homestead lot formerly of Edward L. Hall.

Being the same premises described in a deed from Calia C. Shiro to Oren R. Shiro, Burton G. Shiro and Theodore N. Shiro, dated May 21, 1964 and recorded in Kennebec Registry of Deeds Book 1338, Page 275.

PARCEL TWO: A certain lot or parcel of land, situate in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Southerly by the northerly line of Ash Street; easterly by the Samuel Osborne homestead; northerly by the land conveyed by George E. Shores to Moses Lyford; westerly by land now or formerly of Charles Wentworth.

Being the same premises conveyed to Oren R. Shiro, Burton G. Shiro and Theodore N. Shiro by deed of Philip N. Brownstein, as Federal Housing Commissioner, dated October 2, 1963 and recorded in Kennebec Registry of Deeds Book 1324, Page 48.

PARCEL THREE: A certain lot or parcel of land with the buildings thereon, situated in said Waterville and bounded and described as follows, to wit:

Bounded easterly by Maple Street; southerly by said Maple Street; westerly by land now or formerly of the Waterville Savings Bank and land now or formerly of Warren Ballentine; northerly by land now or formerly of William Ballentine and land now or formerly of Lou Gerald.

Being the same premises conveyed to Oren R. Shiro and Burton G. Shiro by deed of Ethel Rae Beane, dated July 20, 1966 and recorded in Kennebec Registry of Deeds Book 1423, Page 63.

PARCEL FOUR: A certain lot or parcel of land, with buildings thereon, situated in Waterville in the County of Kennebec and State of Maine and bounded and described as follows, to wit:

Southerly sixty-three (63) feet by Maple Street; westerly about one hundred (100) feet by land now or formerly of Alvaer Flood; northerly

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fifty-seven (57) feet by land now or formerly of G. G. Brown; easterly about one hundred (100) feet by land now or formerly occupied by Patrick McLaughlin.

Excepting, however, from the above described parcel, that portion of the same conveyed by James A. Duncan, Sr., et al. to Frank J. Finnegan by deed dated September 3, 1946 and recorded in the Kennebec County Registry of Deeds in Book 844, Page 438.

The parcel here conveyed is subject to a right of way given by the said Duncans to the said Frank J. Finnegan, which right of way extends from Maple Street to the property conveyed to said Finnegan. Said right of way being nine (9) feet in width and the easterly line thereon established as follows:

Beginning at an iron pin driven into the ground in the northerly line of Maple Street eighteen (18) feet westerly from the southeast corner of land of the said Duncans; thence northerly seventy-one (71) feet, more or less, to a second iron pin driven into the ground which iron pin is eighteen (18) feet westerly from the east line of land of the said Duncans; thence, turning at an angle to the east and running seven (7) feet, more or less, to a third iron pin driven into the ground in the southerly line of the lot there conveyed, which third iron pin is sixteen (16) feet westerly from the southeasterly corner of the lot there conveyed, measured in the southerly line of the lot there conveyed.

Being the same premises conveyed to Oren R. Shiro and Burton G. Shiro by deed of J. Alcide Michaud, dated July 20, 1966 and recorded in Kennebec Registry of Deeds Book 1423, Page 60.

PARCEL FIVE: A certain lot or parcel of land situate in said Waterville, lying northerly off Maple Street, being bounded and described as follows:

Beginning at an iron pipe driven into the ground in the easterly line of land of James A. Duncan, Sr., et al, which pipe marks the southeast corner of the lot here conveyed; thence in a westerly direction seventy (70) feet, more or less, to and through a second iron pipe driven into the ground to the westerly line of land of the said Duncan et al, to a point which marks the southwest corner of the lot here conveyed and the northwest corner of land of said Duncan et al; thence northerly twelve (12) feet six (6) inches to land now or formerly of G. G. Brown, which point marks the northwest corner of the lot here conveyed and what has heretofore been the northwest corner of land of said Duncan et al; thence easterly in said line of land now or formerly of G. G. Brown fifty-seven (57) feet to the northeast corner of the lot here conveyed, which has heretofore been the northeast corner of land of the said Duncan et al; thence southerly in the easterly line of the land here conveyed which has heretofore been the east line of said Duncan et al forty-five (45) feet to the iron pipe at the point of beginning.

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Together with a right of way over the land of said Duncan et al from Maple Street to the lot here conveyed, said right of way being nine (9) feet in width and the easterly line thereof established as follows: Beginning at an iron pipe driven into the ground in the northerly line of Maple Street eighteen (18) feet westerly from the southeast corner of land of said Duncan et al; thence northerly seventy-one (71) feet, more or less, to a second pipe driven into the ground, which iron pipe is eighteen (18) feet westerly from the east line of said Duncan et al; thence turning at an angle to the east and running seven (7) feet, more or less, to a third pipe driven into the ground in the southerly line of the lot here conveyed, which third iron pipe is sixteen (16) feet westerly from the southeasterly corner of the lot here conveyed, measured in said southerly line of the lot here conveyed.

Being the same premises conveyed to Oren R. Shiro and Burton G. Shiro by deed of Hazel A. Casey, dated August 29, 1967 and recorded in Kennebec Registry of Deeds Book 1452, Page 290.

PARCEL SIX: A certain lot or parcel of land with all buildings thereon, situate in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Commencing on the southerly side of Maple Street at the intersection of the westerly line of land of the Maine Central Railroad Company, said Collega Avenue; thence running south 53° west, along the westerly line of land of the Maine Central Railroad Company, one hundred sixty-five (165) feet, more or less, to land of William and Sarah Levine Heirs; thence running north 52° west fifty-one (51) feet, more or less, to land now or formerly of one Donat Lefebvre; thence running north 51° 15' East, along the easterly line of land now or formerly of said Lefebvre, sixty-one (61) feet, more or less, to a wooden fence; thence running north 38° 45' west, along the northerly line of land now or formerly of said Lefebvre, sixty-five and one-half (65 1/2) feet, more or less, to the easterly line of Maple Street; thence running north 58° east, along the easterly line of Maple Street, seventy-one (71) feet, more or less, to the corner in the southerly line of Maple Street; thence running south 59° east, along the southerly line of Maple Street, one hundred twenty-seven (127) feet, more or less, to the point begun at.

Being the same premises conveyed to Oren R. Shiro, Burton G. Shiro and Theodore N. Shiro by deed from Warren H. Ballentine dated July 30, 1958 and recorded in Kennebec Registry of Deeds Book 1123, Page 294.

PARCEL SEVEN: A certain lot or parcel of land, with buildings thereon, situate in Waterville, County of Kennebec, State of Maine, and bounded and described as follows, to wit:

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 Commencing at an iron pin in the ground on the southerly side of Ash Street, so called, said iron pin being two hundred five (205) feet, more or less, from the westerly side of College Avenue; thence running S 26° W, eighty (80) feet, more or less, to the northerly line of Maple Street; thence running S 80° W along the northerly line of Maple Street, fifty-one (51) feet, more or less; thence turning and running westerly, along land of Ethel R. Beane thirty-seven (37) feet, more or less, to an iron pin set in the ground at the southeasterly corner of land of Leo J. Libby; thence turning and running northerly along said Libby's easterly line one hundred twelve (112) feet, more or less, to the southerly line of Ash Street; thence turning and running easterly, along the southerly line of Ash Street, sixty-six (66) feet, more or less, to the point or iron pin first begun at.

Being the same premises conveyed to Oren R. Shiro, Burton G. Shiro and Theodore M. Shiro by deed from Warren H. Balentina dated July 15, 1960 and recorded in the Kennebec Registry of Deeds Book 1195, Page 1.

PARCEL EIGHT: A certain lot or parcel of land consisting of land and buildings on the northerly side of Ash Street, City of Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

On the south ninety-nine (99) feet by Ash Street; on the west one hundred twelve (112) feet by land now or formerly believed to be of Raymond and/or Rose Morissette; on the north ninety-nine (99) feet by land now or formerly of the heirs or devisees of Harry Goodwin and land of Benjamin Pooler; on the east one hundred twelve (112) feet by land occupied now or formerly by Jenney Community Service, a gas and oil service station.

Being the same premises formerly consisting of two parcels, formerly described as follows, to wit:

FIRST: Commencing at a point on the north line of the so-called Talbot land, said point being ten rods from the westerly line of College Street measuring on said north line; thence westerly along said north line four rods; thence southerly and at right angles to said north line six rods, thirteen feet; thence easterly parallel with said north line four rods; thence northerly to the point of beginning six rods and thirteen feet; being the same premises conveyed by Reuben B. Dunn et al, by deed dated June 21, 1873 and recorded in Kennebec Registry of Deeds in Book 293, Page 389.

SECOND: Southerly by the northerly line of Ash Street; easterly by the homestead of the late Samuel Osborne which is the first above described parcel; northerly by land formerly of Moses Lyford; and westerly by land owned or occupied as homestead by George Welshire, and piece or parcel being thirty-three feet in width on the street and one hundred twelve feet in depth and contains thirty-six hundred ninety-six square feet; being the same premises conveyed by Reuben B. Dunn et al, by deed dated April 11, 1881, recorded in said Registry in Book 332, Page 266.

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Being the same premises conveyed to Oren R. Shiro, Burton G. Shiro and Theodore N. Shiro by deed of Robert F. Cosgrove, Trustee dated September 8, 1970 and recorded in Kennebec Registry of Deeds Book 1530, Page 206.

Being also the same premises described in deed from Eudora C. Duckatt, Ethel B. Mack and Harold Connor to Oren R. Shiro, Burton G. Shiro, and Theodore N. Shiro, dated July 23, 1970 and recorded in Kennebec Registry of Deeds Book 1530, Page 209.

The above eight parcels were conveyed to Oren R. Shiro by quit-claim deed from Burton G. Shiro and Theodore Shiro, dated October 5, 1973 and recorded in Kennebec Registry of Deeds Book 1682, Page 347.

PARCEL NINE: A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Commencing at a point in the south line of Oak Street at the northwest corner of a lot of land formerly owned by one Freeman Emmons and then known as the Freeman Emmons lot; thence running westerly on said Oak Street four (4) rods; thence southerly, parallel with the west line of the aforesaid Emmons lot, eight (8) rods to land now or formerly of R. B. Dunn; thence easterly on the northerly line of said Dunn land four (4) rods to said Emmons lot; thence northerly on said westerly line of the aforesaid Emmons lot to the point of beginning; being the same land conveyed to the late Michael Kelleher by deed of Moses Lyford, dated October 4, 1873 and recorded in the Kennebec Registry of Deeds Book 295, Page 134.

Also one (1) other parcel of land situate in said Waterville and bounded and described as follows, to wit:

Bounded easterly by a line parallel with and four (4) rods distant westerly from the west line of the Crosby place, so called, and formerly occupied by Ed Shores on said Oak Street, said easterly bound or line being eight (8) rods in length; southerly four (4) rods by land formerly of R. B. Dunn; westerly by the late Michael Kelleher's homestead lot, that is, the lot hereinabove first described and conveyed; and northerly four (4) rods by said Oak Street. Being the same premises conveyed to the late Michael Kelleher by deed of Moses Lyford dated March 28, 1877 and recorded in said Registry Book 313, Page 101.

Being the same premises conveyed to Oren R. Shiro, Burton G. Shiro and Theodore N. Shiro by deed of Pearl A. Elliott, dated May 15, 1954 and recorded in Kennebec Registry of Deeds Book 1337, Page 352. Said premises were conveyed to Oren R. Shiro by quit-claim deed from Burton G. Shiro and Theodore Shiro, dated November 28, 1973 and recorded in the Kennebec Registry of Deeds.

Excepting and reserving from the above-described premises the lot or parcel of land conveyed by Oren R. Shiro, Burton G. Shiro and Theodore N. Shiro to Ivan E. Lacombe and Yvette M. Lacombe by deed dated February 2, 1973 and recorded in Kennebec Registry of Deeds Book 1613, Page 126.

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